

UNAPPROVED

Inland Wetlands & Watercourses Commission - Public Meeting, October 19, 2016

The Inland Wetlands & Watercourses Commission held a Public Meeting on Wednesday, October 19, 2016 at 7:30 P.M. in the Town Council Chambers, Wethersfield Town Hall, 505 Silas Deane Highway, Wethersfield, CT 06109.

Members Present: Lou Sanzaro, Chairman
Brent Owen, Vice Chairman
David Herold
James Kulpa
Brian DiCoccio
David Ambrose
John Rascius

Also Present: Don Moisa IWWC Agent

2 Persons in the audience

Chairman Sanzaro opened the meeting at 7:30 pm

GENERAL COMMENTS Public comments of a general nature may be addressed at this time.

No Comments

PUBLIC MEETING

**Application No. 676-16 Jacek Piwowski, Land of Jacek Piwowski & Thais O
Minacapelli, 336 Jordan Lane, Parcel # 118-016**
Application to construct a new garage within a regulated area.

Mr. Piwowarski was in attendance.

Mr. Piwowarski indicated that the plans had been revised to comply with the September 21, 2016 memo from Town Engineer Derrick Gregor.

The Commission received a plan review memo from Town Engineer Derrick Gregor dated October 19, 2016 on the plans revised to 10/13/2106.

Motion by Commissioner Owen to Approve the plan, seconded by Commissioner Herold with the following condition:

Revise the location of the silt fence below all proposed grading shown near the eastern property line and show erosion controls immediately below the soil stockpile area in accordance with Mr. Gregor's October 19, 2016 memo.

All voted in favor, motion passed.

Commissioner DiCoccio recused himself from the meeting @ 7:35.

Notice of Violation

Application 664-15 E/S
Lot 17 & Lot 19 Reservoir Estates.

Don Moisa explained that the Notice of Violation stems from the developer clearcutting on Lots 17 & 19, significantly clearing beyond that which was shown on the approved subdivision plans with much larger house sizes, starting without a building permit, and starting without individual plot plan approval as indicated in the original wetlands application from the October 2015 meeting.

Commissioners acknowledged a memo from Town Engineer Derrick Gregor dated October 14, 2016.

Chairman Sanzaro explained that the Commission could leave the original order in effect, revise the order or withdraw the order.

Chairman Sanzaro asked how the Commission would like to go about this.

Commissioners pointed out that the developer was advised in an October 7, 2016 email that he was not authorized to clear individual lots until he received plot plan approvals.

Mr. DiBacco addressed the Commission and wanted to explain the sequence of events.

Mr. Dibacco outlined the areas of clearing and would like to address each lot individually.

Chairman Sanzaro pointed out that they would first have to address the notice of violation before going onto the individual lot applications.

Mr. DiBacco pointed out areas that were previously approved to do the roadwork, storm drainage work, MDC work and clearing on the individual lots.

The site was mostly briars, vines, and 2"-3" caliper trees.

Mr. Dibacco was not aware of the need to come back to the Commission for individual site plan approval.

He had met with Peter Gillespie & Derrick Gregor on October 7, 2016.

Mr. Dibacco had the wetlands flagged.

Mr. Dibacco had wanted to start excavations for the foundations to remove unsuitable material and get the excavation done while the area was still dry.

Commissioners questioned the activity and construction schedule.

Frank DiBacco discussed the two applications and understood there wasn't time for town staff to complete the plan review.

He would like to get started so he could work while the water table is low.

Chairman Sanzaro discussed that they are considering the Notice of Violation and understand that the plans have to go through the building permit review process.

The Commission can either keep the notice of violation in place, revise it, or rescind it.

Town Engineer Derrick Gregor was present and asked to address the Commission.

Mr. Gregor explained that at a meeting with Mr. Dibacco he had pointed out that the plot plans submitted showed significant amount of clearing well beyond what was shown on the approved subdivision plans, the houses are much larger than originally anticipated, there was no stormwater detention requirements on the site to minimize the amount of stormwater leaving the site.

Mr. Gregor had sent an email prior to this stating that Mr. Dibacco was not authorized to start work on any of the lots.

Planning and Zoning regulations require that the developer have all utilities and pavement in before they could issue a building permit.

The notice of violation was sent because he had exceeded what was shown on the approved subdivision, had not come in for Inland Wetlands review, and still did not have a building permit.

Mr. Gregor needed time to look at the plot plans because of the significant difference between the approved subdivision plans.

He needed to look at the grading, wetlands impacts, zoning impacts.

Mr. Gregor would not advise moving forward until we have a chance to look at the site plans and the utilities are in.

He noted this is another instance where the developer has gone beyond and done work which was not approved.

Commissioners pointed out that you can't start excavating & removing peat until you know what the foot print of the house will be and have an approved plan.

Commissioners pointed out deficiencies in the Lot 19 plan.

Mr. Dibacco presented a revised Lot 19 plan.

Commissioners discussed the construction scheduling and felt that they should respect Mr. Gregor's request to have more time to do the review and schedule a special meeting when the plan revisions are complete.

Motion by Commissioner Herold that the original order remains in effect, seconded by Commissioner Owen.

All voted in favor, motion passed.

Application No. 677-16 CCC Construction , Land of CCC Construction LLC
Lot 17, Parcel # 042-033, 11Vinnie Drive

Application to construct a new house and lot clearing on previously approved Reservoir Estates subdivision.

Motion by Commissioner Herold to Table the application, seconded by Commissioner Ambrose.

All voted in favor, motion passed.

Application No. 678-16 CCC Construction , Land of CCC Construction LLC
Lot 19, Parcel # 043-022, 12 Vinnie Drive

Application to construct a new house and lot clearing on previously approved Reservoir Estates subdivision.

Motion by Commissioner Herold to Table the application, seconded by Commissioner Ambrose.

All voted in favor, motion passed.

Commissioner DiCoccio returned to the meeting @ 8:17.

GENERAL BUSINESS

1. Approval of Minutes- September 21, 2016
(LS,BO,DH,JK,BD,DA)

Motion by Commissioner Ambrose seconded by Commissioner Herold to approve the minutes.

All Commissioners present at the meeting voted in favor. Motion passed

2. Correspondence (No Action Required)
No Correspondence

3. Discussion on combining the Conservation Commission and the Inland Wetlands Commission.
No discussion.

ADJOURNMENT

Chairman Sanzaro Adjourned the meeting at 8:18 pm

I hereby certify that the above is a true copy of the minutes approved by the Inland Wetlands & Watercourses Commission.

Don Moisa, Wetlands Agent

Date